PICK-UP

2nd

Davidson County DEEDQC
Recvd: 02/09/04 15:58 3pgs
Fees:17.00 Taxes:0.00
20040209-0015684

THIS INSTRUMENT PREPARED BY:
Principal Real Estate Investors, LLC
801 Grand Avenue
Des Moines, Iowa 50392-1360
Attn: Johnna E. Ashby

FROM: WOODMONT CONDO, LLC, a Delaware limited liability company, GRANTOR

TO: THE GARDEN PARTNERS, a Tennessee general partnership, GRANTEE

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
The Garden Partners 5250 Virginia Way, Suite 155 Brentwood, TN 37027	The Garden Partners 5250 Virginia Way, Suite 155 Brentwood, TN 37027	Map 117-11, Parcel 21

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, GRANTOR, by these presents does hereby quitclaim unto THE GARDEN PARTNERS, a Tennessee general partnership, its successors and assigns, its entire interest in and to the following described tracts of land:

SEE EXHIBIT "A" ATTACHED HERETO FOR PROPERTY DESCRIPTION

AND NOW, GRANTOR does hereby quitclaim unto GRANTEE, it successors and assigns, all its interest in the property described on Exhibit A hereto and to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

EXECUTED this 4th day of February, 2004, the corporate party by its duly authorized officer.

WOODMONT CONDO, LLC, a Delaware limited liability company

By: PRINCIPAL REAL ESTATE INVESTORS, LLC, a Delaware limited liability company, its authorized signatory

By _____
Its: Johnna E. Ashby, Closing Consultant

By _____
Its: Dennis D. Ballard, Counsel

STATE OF IOWA)
)
COUNTY OF POLK)

On this 4th day of February, 2004, before me, the undersigned, a Notary Public in and for the said State, personally appeared Johnna E. Ashby and Dennis D. Ballard, to me personally known to be the identical persons whose names are subscribed to the foregoing instrument, who being by me duly sworn, did say that they are the Closing Consultant and Counsel, respectively, of PRINCIPAL REAL ESTATE INVESTORS, LLC, a Delaware limited liability company, authorized signatory of WOODMONT CONDO, LLC, a Delaware limited liability company, and that the seal affixed to the instrument is the seal of Principal Real Estate Investors, LLC; that the instrument was signed and sealed on behalf of the company by Principal Real Estate Investors, LLC, as authorized signatory of WOODMONT CONDO, LLC, a Delaware limited liability company, by authority of the members of WOODMONT CONDO, LLC, a Delaware limited liability company; and that the aforesaid individuals each acknowledged the execution of the foregoing instrument to be the voluntary act and deed of Principal Real Estate Investors, LLC, as authorized signatories of said company, by it and by them voluntarily executed.

Notary Public in and for said State
My Commission Expires:
[Affix Notarial Stamp or Seal]

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 9th day of February, 2004

Notary Public
My Commission Expires: 10-16-07

PAMELA B. HAMPTON
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TN
My Comm Exp Oct 16, 2007

EXHIBIT A

Legal Description

Being a parcel of land in Nashville, First Civil District, Twenty-Fifth Councilmanic District, Davidson County, Tennessee, located in the southeast quadrant of the intersection of Hillsboro Road and Woodmont Boulevard and being more particularly described as follows:

BEGINNING at an iron pin at the point of intersection of the southerly right-of-way line of Woodmont Boulevard and the westerly right-of-way line of Boensch Street, said iron pin also being easterly 465.37 feet from the centerline of Hillsboro Road; thence, with said westerly right-of-way line S 02°17'50" W, 556.00 feet to an iron pin; thence, leaving said line with the northerly line of property described in master deed for Turnberry Square Condominiums of record in Book 6686, page 166, and Book 8747, page 521, R.O.D.C., and the northerly line of property conveyed to Blythewood Joint Venture by deed of record in Book 6168, page 68, R.O.D.C., N 87°10'33" W, 441.02 feet to an iron pin in the easterly right-of-way line of Hillsboro Road; thence, with said right-of-way line the following calls: N 03°50'03" E, 407.54 feet to an iron pin; S 81°38'13" E, 1.50 feet to an iron pin; N 03°57'58" E, 118.66 feet to an iron pin; With a curve to the right 45.70 feet to an iron pin in the southerly right-of-way line of Woodmont Boulevard, said curve having a central angle of 88°46'15", a radius of 29.50 feet, a tangent of 28.87 feet, and a chord of N 48°21'05" E, 41.27 feet; thence, with said right-of-way the following calls: S 87°15'47" E, 171.35 feet to an iron pin, N 38°03'08"W, 0.51 feet to an iron pin; S 87°17'23" E, 224.40 feet to the point of beginning, containing 240,378 square feet or 5.52 acres, more or less.

Being the same property conveyed to Woodmont Condo, LLC, a Delaware limited liability company, by Quitclaim Deed from Principal Life Insurance Company, an Iowa corporation, for its Real Estate Separate Account of record in Instrument No. 20040209-0015683, Register's Office for Davidson County, Tennessee.